

S U M M A R Y

FILE NO.	2188	Thomas Guide Map No.	718; 748
		Date Received:	03/03/05
		Date Distributed:	03/04/05
ENTITY	Soos Creek Water & Sewer District	Date Filed:	
ACTION	Property Owner Petition for Annexation to Permit Extension of Sewer Service Area	Expiration 45 Days:	04/16/05
TITLE	P364-S Annexation	Board Meeting:	04/14/05

Location	The site is located within the City of Maple Valley. It is located generally east of 236 th Avenue SE and west of 240 th Avenue SE (if extended). It is generally bordered on the north by SE 285 th Street (if extended) and on the south by SE 288 th Street.
Land Area	35.71 acres
Current Land Use:	Residential Uses; Undeveloped land
Population	Approximately 15 persons
Assessed Valuation	\$1,457,000.
County Comprehensive Plan Designation	Not applicable
County Zoning	Not applicable
City Comprehensive Plan Designation	Low Density Residential Uses
City Zoning	Residential (R-4 –46 dwelling units per acre)
District Comprehensive Plan	The Soos Creek Water & Sewer District Comprehensive Sewerage Plan establishes provisions for sewer service to the proposed annexation area.
District Franchise	Franchise is provided in the Soos Creek Water & Sewer District Comprehensive Sewerage Plan
Urban Growth Area (UGA)	The site lies within the Urban Growth Area as defined in the King County Comprehensive Plan
SEPA Declaration	A SEPA Environmental Checklist was prepared and a Determination of Non-Significance was issued in January 2005.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) David Irons

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Maple Valley; Kent; Black Diamond

Fire Districts: Fire Protection District No. 43

Water Districts: King County Water District No. 111

Sewer Districts: Not applicable

School District: Tahoma No. 409

SUMMARY File No. 2188

The Soos Creek Water & Sewer District proposes to annex approximately 35.71 acres within the City of Maple Valley. The purpose of the annexation is to permit the Soos Creek Water & Sewer District to extend sanitary sewer service to the area to serve future permitted residential development. The proposed annexation area is addressed in the Soos Creek Water & Sewer District Plan.

The District initiated this annexation proposal based on a petition by property owners. The authority for annexation is derived from RCW 57.24.070 (Annexation of Territory).

The proposed annexation is reported to be consistent with the State Growth Management Act (RCW 36.70), with the King County Comprehensive Plan, and with the Comprehensive Plan for the City of Maple Valley. The P-364-S Annexation Area is entirely within the urban area designated in the City of Maple Valley Comprehensive Plan. The City of Maple Valley Comprehensive Plan designates this area for urban residential development. A maximum of 140 homes could be permitted in this area under City of Maple Valley Comprehensive Plan.

The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is consistent with Policy LU-14 which calls for areas within the Urban Growth Boundaries to be provided a full range of urban services. The proposal is also supported by Policies CO-10, CO-11, and F-239, F-308, F-309, and F-311 which call for the provision of public sewer services within the Urban Growth area. Sanitary sewer service is also consistent with environmental protection standards for areas that would otherwise need to be served by on-site septic systems.

Similarly, the annexation for sewer services is reported to be consistent with the City of Maple Valley Comprehensive Plan. Examples of specific goals and policies that support the proposed annexation include:

- LU-2 calls for establishing a land use pattern throughout the Potential Annexation Area that will provide efficient public facilities.
- LU-2.5 calls for provision of public facilities and services to serve homes and businesses throughout the community.
- Goal CF-2 calls for appropriate provision of public services consistent with the City of Maple Valley Comprehensive Plan
- Policy CF-2.3 and Policy CF-15.2 call for coordination among governing units to ensure that all City of Maple Valley residents enjoy basic public services and facilities

This Annexation reportedly will provide the opportunity for sewer service to the area, but this action will not have any direct impact on land use. Future development in the area would be subject to applicable City of Maple Valley plans and regulations, based upon approved King County standards. Under City standards, the land could be developed with residential uses of four dwelling units per acre.

This Annexation is reportedly also consistent with Boundary Review Board Objectives. For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enable suitable residential development in the area. Annexation will enable properties to obtain access to services that will facilitate future permitted residential uses. Annexation is also consistent with Objective 3, which calls for logical service areas and with Objective 4 which calls for regular boundaries. Other properties in the vicinity are now served by Soos Creek Water & Sewer District. The addition of P364-S properties would provide for more regular service area boundaries thereby permitting service levels which would protect public health and safety.

All costs associated with extending service to the property are reported to be the responsibility of property owners within the annexation area. A Developer Extension Agreement, District Contract or Utilities Local Improvement District (ULID) will be established for the construction of required facilities. The District does not anticipate substantial changes to revenue or expenditures with extension of service to the annexation area.

The proposal will not affect Fire District services, Water District services, or other public services.